

PB# 07-32

**Creek View Mobile Home
Park**

9-1-62 & 63

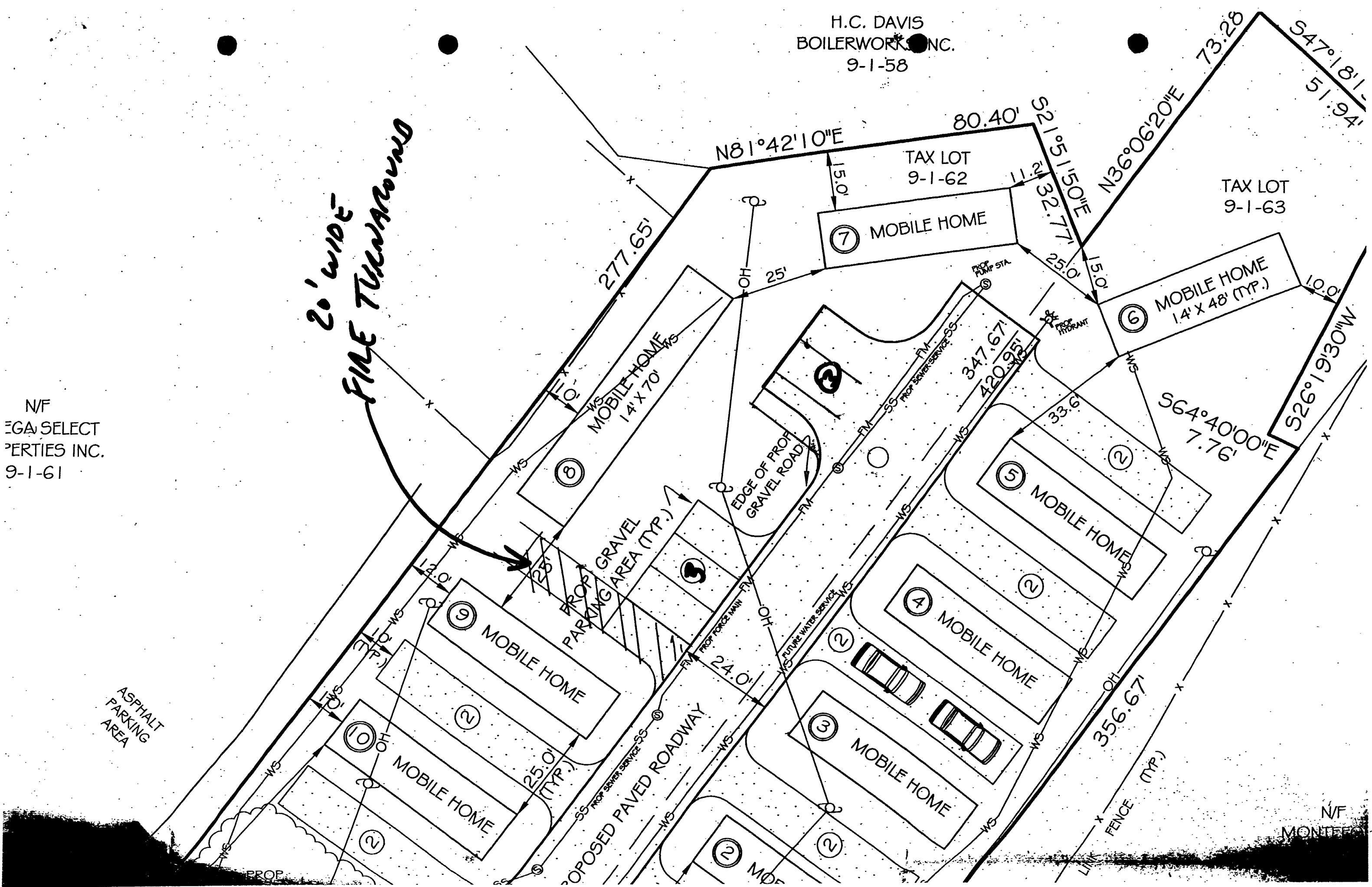
TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 10-8-08

07-32
*Creek View Mobile Home Pk.
(Ba Realty - Art Glynn) Walsh Ave
Renovation to existing MHP. (Chapman)*

H.C. DAVIS
BOILERWORKS INC.
9-1-58

20' wide
FINE TURNAROUND

N/F
EGA SELECT
PERTIES INC.
9-1-61



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/15/2008

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722
APPLICANT: DA REALTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/08/2008	PLANS STAMPED	APPROVED
06/25/2008	REQUEST FOR EXT OF APPROVAL	GRANTED 2- 90DAYS
12/12/2007	P.B. APPEARANCE	LA:ND WVE PH RETURN
01/17/2007	WORK SHOP	SUBMIT

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#441-2008

08/08/2008

D A Realty LLC
29 Prospect St
Newburgh, NY 12550

Received \$ 125.00 for Planning Board Fees, on 08/08/2008. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

July 22, 2008

DA Realty
29 Prospect St.
Newburgh, NY 12550

ATTN: ART GLYNN

SUBJECT: CREEK VIEW MOBILE HOME PARK - PB #07-32

Dear Mr. Glynn:

Please find attached printouts of fees due for subject project.

Please make payment in **separate checks**, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	125.00
Check #2 - Amount over escrow posted.....	\$	188.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

*attached are correct plans for signature
once fees are paid.*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/22/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722

APPLICANT: DA REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/02/2008	APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/22/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722

APPLICANT: DA REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2007	REC. CK. #1624	PAID		750.00	
12/12/2007	P.B. MINUTES	CHG	63.00		
01/30/2008	P.B. MINUTES	CHG	35.00		
04/08/2008	P.B. ATTY FEE	CHG	350.00		
07/02/2008	P.B. ENGINEER FEE	CHG	490.00		
		TOTAL:	938.00	750.00	188.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/04/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722

APPLICANT: DA REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2007	REC. CK. #1624	PAID		750.00	
12/12/2007	P.B. MINUTES	CHG	63.00		
01/30/2008	P.B. MINUTES	CHG	35.00		
04/08/2008	P.B. ATTY FEE	CHG	350.00		
07/02/2008	P.B. ENGINEER FEE	CHG	490.00		
08/04/2008	REC. CK. #1714	PAID		188.00	
		TOTAL:	938.00	938.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/04/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 7-32
NAME: CREEK VIEW MOBILE HOME PARK PA2005-722
APPLICANT: DA REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/02/2008	APPROVAL FEE	CHG	125.00		
08/04/2008	REC. CK. #1713	PAID		125.00	
			-----	-----	-----
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/04/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722

APPLICANT: DA REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/02/2008	APPROVAL FEE	CHG	125.00		
08/04/2008	REC. CK. #1713	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

June 25, 2008

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CORRESPONDENCE

DA_REALTY_-_CREEKVIEW_MOBILE_HOME_PARK_(07-32)

MR. ARGENIO: Correspondence, DA Realty - Creekview Mobile Home Park, extension of approval. Somebody have something?

MR. EDSALL: Just a letter, Mr. Chairman, I was contacted by the applicant's engineer and they're conforming the plans with the upgrades that the fire inspector's office desired for turnarounds on the road at the mobile home park that's being improved and they just wanted to make sure that their approval did not expire. I expect that this will be resolved from speaking with Mr. Brady within probably a week or two.

MR. ARGENIO: From the letter from the applicant our referenced project received conditional site plan approval on January 30, 2008. At this time, we're working with our engineer to finalize the corrected plans to comply with the conditions of approval and expect to have a plans submitted within the next 30 days to ensure that our approval does not expire. We request that you grant extension of a conditional site plan approval. I'll accept a motion.

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that we offer Creekview site plan two 90 day extensions. Roll call.

ROLL CALL

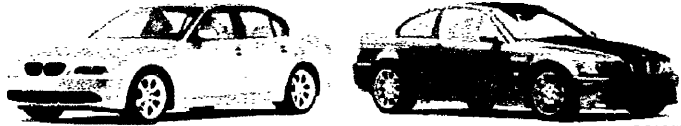
MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE

June 25, 2008

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MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

**Trade
AUTOMOTIVE**



221 Walsh Ave. New Windsor, NY 12553 Phone: (845) 562-5483 Fax: (845) 561-4910

Email: tradeauto1@aol.com Web: www.tradeautomotive.com

Arthur Glynn * President Petra C. Bortnowsky * General Manager Denise R. Zack * Office Manager

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Subject: DA Realty – Creekview Site Plan Approval.
PB Application No. 07-32

Gentlemen:

Our referenced project received conditional site plan approval on January 30, 2008. At this time we are working with our engineer to finalize the corrected plans to comply with the conditions of approval and expect to have the plan submitted within the next 30 days.

To insure that our approval does not expire, we request that you grant the two 90-day extensions of our conditional site plan approval.

Thank you for your anticipated assistance in this matter.


Art Glynn

③ V } 5,40
⑤ Schles }

2 - 90 day ext.



PROJECT: Creek View P.B. # 07-32

NEGATIVE DEC:

M/Sch/S) G VOTE: A 5 N 0
CARRIED: Y ☒ N ☐

MOTION 5 BY B VOTE: A 5 N 0
CARRIED: Y ☒ N ☐

M) Sch S) B VOTE: A 5 N 0 SCHEDULE P.H.: Y N ☒

SEND TO DEPT. OF TRANS: Y____ REFER TO Z.B.A.: M)____ S)____ VOTE: A____ N____

NEED NEW PLANS: Y N

Show sewer lines
Utilities to go underground: - Remove from drawing
Combine lots or do L.L. Chg. (Recommended only)
To return
Add more parking

MEETING DATE: December 12, 2007

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#902-2007

11/30/2007

Glynn, Arthur
307 River Rd North
Wappingers Falls, NY 12590

Received \$ 125.00 for Planning Board Fees, on 11/30/2007. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PG# 07-32

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/29/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722

APPLICANT: DA REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2007	REC. CK. #1624	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Handwritten signature
11-28-07

P.B. #07-32 ESCROW

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

D A Realty 562-5483
29 Prospect St
Newburgh NY 12550

M&T Bank

1624

10-4/220

12/30/07

PAY TO THE ORDER OF Town of New Windsor

\$ 750.00

Seven Hundred Fifty 00/100

DOLLARS
Security features
included
Details on back

MEMO

AUTHORIZED SIGNATURE

⑈001624⑈ ⑆022000046⑆ 9844949868⑈

CREEK_VIEW_MOBILE_HOME_PARK_(07-32)

MR. ARGENIO: Creek View Mobile Home Park. Proposal for existing mobile home park to reduce the number of units. That's nice, Mark that you put that in there, reduce the number of units and rearrange the units to increase conformity of the site. The plan was previously reviewed at the 12 December planning board meeting. Guys, if you recall, this is that mobile home park if you're to come out of Federal Block and make a right on Walsh Road, head towards the City of Newburgh maybe a hundred yards before the railroad trestle on the right side they came to us a few weeks ago and I had a parking comment, that's correct, and they're really cleaning this place up, they came to us with a set of plans and Mark had reviewed the plans and made some improvements on it. The board had some comments, Neil had some comments, I think Dan had a couple things to say about it and hopefully Mr. Brady, Mr. Brady has heeded those notes and taken care of it. Tell us, Mr. Brady, about the improvements you have made to the old plan as compared to the plan we see here this evening.

MR. VAN LEEUWEN: I don't see any parked cars in between the junk cars like this used to be years ago, loads of junk cars through there, every little spot had a junk car.

MR. BRADY: Good evening, Mr. Chairman, members of the board, my name is Patrick Brady, engineer for the applicant. As you said, I received Mark's comments and concerns with the board. Since the last plan you have seen we have added the proposed utilities on sheet 2, we have shown the proposed sanitary sewer, proposed water service which comes off Walsh Road, we have added notes that the electric shall be underground utilities, existing electric lines will be installed underground, proposed roadways last time you seen it it was proposed gravel, we changed it to paved roadway. We have added the notes required new notes would be 13, 14 and 15, 13

referring to the overhead wires to be removed and new utilities shall be installed underground, number 13 garbage disposal which will be corrected by individual waste cans at the trailers.

MR. SCHLESINGER: Each has their own?

MR. BRADY: Will have their own garbage cans.

MR. SCHLESINGER: They put it?

MR. BRADY: Yes, and note number 15 refers to a 911 directory that will be posted at the entrance to the trailers for fire purposes. There was an item that's not shown on this plan and we have to add the fire inspector reviewed the plan and State Code has changed and now they require a turnaround and we'll install that it needs to be to 20 feet wide and 70 feet long so if you see your plan we'll remove.

MR. ARGENIO: Mr. Brady, show me where you're going to put it.

MR. BRADY: We lost one parking space but we can add it over here.

MR. ARGENIO: Danny, that came up like in the last day or two, Neil, that's like the last day or two the turnaround thing came up.

MR. GALLAGHER: We touched on that at the last time.

MR. SCHLESINGER: That turnaround area is just like a long driveway, how do you turn around, back around?

MR. EDSALL: The comment came up and Assistant Fire Inspector Bedetti was trying to contact Pat, they were playing phone tag, I was able to meet with Barney today to find out what was specifically needed, it's a 20 foot wide place where the truck can back in and then

pull out forward so they don't have to back out onto the town road so with the location that Pat shows was approved by Mr. Bedetti.

MR. SCHLESINGER: Why can't they make a loop right around the four parking spots?

MR. BRADY: Not enough turning radius.

MR. ARGENIO: That's awful tight, Dominic can do it in his Mini Cooper probably.

MR. SCHLESINGER: Are you losing one parking spot and making up one by putting two in there?

MR. BRADY: We'd be making up three spots, we'd be making up two.

MR. SCHLESINGER: Losing one picking up two so we're--

MR. EDSALL: Plus two.

MR. BRADY: Losing one, picking up three.

MR. SCHLESINGER: Okay, parking areas are going to be paved or gravel?

MR. BRADY: Paved as per your request last month we put, if you see a note.

MR. ARGENIO: It will be paved within 12 months of final approval of them getting the C.O.

MR. BRADY: C.O. of the last trailer.

MR. ARGENIO: C.O. of the last trailer.

MR. VAN LEEUWEN: This is certainly an improvement. For 25 years I've been sitting here or more than that that had cars in between them.

MR. ARGENIO: You must be tired.

MR. SCHLESINGER: That turnaround was approved?

MR. EDSALL: Yes.

MR. VAN LEEUWEN: It was a mess.

MR. EDSALL: The original plan did have a turnaround that was the intent of the wide area at the end it was wide but not deep, what they needed was the depth so we suggested to Pat that he convert that area to parking spaces and put the deep turnaround, it's all resolved.

MR. ARGENIO: What else do you have on this?

MR. VAN LEEUWEN: You know when Freddy used to come here, have all the cars cleaned up, two weeks later all the cars would be back where they were, this is certainly an improvement.

MR. ARGENIO: Mark's note number 2 all previous comments from our office have been addressed.

MR. CORDISCO: Mr. Chairman, you already waived the public hearing on this, you adopted a negative dec under SEQRA.

MR. ARGENIO: I think a motion is in order.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Motion for what?

MR. ARGENIO: Final.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that

January 30, 2008

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the Town of New Windsor Planning Board offer final approval for Creek View Mobile Home Park. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: You guys did a good job, that's going to be a great improvement to that area. Now if the other residents in your area can see fit to do something similar you'll be in good shape but don't hold your breath. Insert that the approval is subject to the change in the plans for the turnaround and the addition of that one parking place.

MR. BRADY: Yes, three parking places.

MR. ARGENIO: And the note has already been--

MR. CORDISCO: In the resolution just so you're aware.

MR. ARGENIO: You'll put that on there? You're the man.

MR. CORDISCO: As we always do.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITERS EMAIL: MJE@MHEPC.COM



**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: CREEK VIEW MOBILE HOME PARK SITE PLAN AMENDMENT
(f/k/a THOMPSON M.H.P.)

PROJECT LOCATION: WALSH ROAD
SECTION 9 – BLOCK 1 – LOT 62 & 63

PROJECT NUMBER: 07-32

DATE: 30 JANUARY 2008

DESCRIPTION: THE APPLICATION IS FOR AN EXISTING MOBILE HOME PARK THAT PROPOSES TO REDUCE THE NUMBER OF UNITS, AND REARRANGE THE UNITS TO INCREASE CONFORMITY OF THE SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 DECEMBER 2007 PLANNING BOARD MEETING.

1. The site is subject to Chapter 193, Mobile Homes, of the Town Code. That section prescribes bulk requirements and various standards for Mobile Home Parks. The bulk table on Drawing #2 correctly lists the various applicable bulk and layout standards. As you will note, there are multiple pre-existing non-conforming situations as the site. In fact, as noted on the existing conditions plan (drawing #1), there are encroachments off the property in addition to the bulk non-conformances.

This application proposes the re-orientation and organization of the site, to remove the encroachments, and increase the zoning conformity of the site. It is my observation that the proposed plan is a significant improvement.

2. All previous comments from our office have been addressed. In addition, the Board asked that utilities be addressed on the plans. Note the following:
 - Reference notes #10, #13 on sheet 1 indicating underground utilities and coordination.
 - Plan sheet 2 now includes a proposed sewer service line, as well as a pump station serving a portion of the site. Coordination with the Town Sewer Dept. is already in progress. The applicant should continue contact with the Town during installation of improvements.

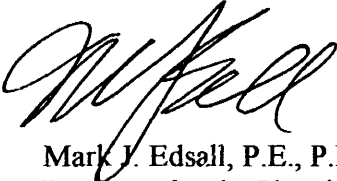
REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 16337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- Plan sheet 2 depicts a future water service line to the project. It is anticipated that this line will be required by the OCDOH. As such, the location for a new line serving the park is depicted.
- The Board noted that paving may not be required as this is an existing park. The fire inspector's office indicated a desire for upgrade with a turnaround. The applicant has depicted the new central access drive, improved parking, and a turnaround. A note indicates the paving will be installed at the end of the modifications to the park, to be complete within 12 months of the final certificate of occupancy. This seems reasonable.

3. SEQRA is already complete for this application. The public hearing has been waived. I am aware of no other outstanding items for this application.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW07-32-30Jan08.doc



RESULTS OF P.B. MEETING OF: January 30, 2008

PROJECT: Creek View Mobile Home Park P.B. # 07-32

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y___N___

M) S) VOTE: A N

TAKE LEAD AGENCY: Y N

CARRIED: Y N

M) _____ S) _____ VOTE: A _____ N _____

CARRIED: Y N

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____ **FINAL:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y_____ RETURN TO WORK SHOP: Y N

SEND TO DEPT. OF TRANS: Y___ REFER TO Z.B.A.: M)___ S)___ VOTE: A___ N___

APPROVAL:

CONCEPTUAL: _____ PRELIMINARY: _____ COND. FINAL: ☒ FINAL

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

MEETING DATE: January 30, 2008

MEETING DATE: January 30, 2008

CREEK_VIEW_MOBILE_HOME_PARK_(07-32)

MR. ARGENIO: The application is for an existing mobile home park that proposes to reduce the number of units and rearrange the units to increase conformity of the site. Sir, can you tell us your name?

MR. GLYNN: My name is Arthur Glynn.

MR. ARGENIO: Tell us what you want to do here.

MR. GLYNN: There's an existing mobile home park on Walsh Avenue, used to be Fred Thompson's.

MR. ARGENIO: Need to look at both sheets.

MR. GLYNN: What we're proposing to do the trailer park as it was made originally was the trailers were kind of randomly placed in the park with no consideration to fire access or just being uniform in any manner whatsoever.

MR. ARGENIO: Which is drawing one of two, that's the existing location that is the original drawing?

MR. GLYNN: Yes, that's how it was, that's drawing number 1. So drawing number 2 that indicates the rearrangement of a mobile home park siting the trailers, we're reducing the number by 2 from 12 to 10 and just arranging it in a manner just a little bit more uniform, just more appealing I think.

MR. ARGENIO: So, Mike, this is, seems to be an improvement?

MR. BABCOCK: Oh, excellent improvement, major.

MR. ARGENIO: Do you know the site, Danny?

MR. GALLAGHER: Yes.

MR. GLYNN: We're also bringing in sewer into the trailer park which originally it wasn't, didn't have.

MR. ARGENIO: Is that shown on here?

MR. GLYNN: I believe not on that plan.

MR. ARGENIO: I think you need to show that on there. Mark's comments, overhead wires are depicted over some units, proper vertical separation units to wire should be verified if same does not exist, poles should be relocated and wire routes revised. Do you have that comment?

MR. BABCOCK: I just handed it to him.

MR. GLYNN: The utilities are going to go underground.

MR. ARGENIO: Well, that's good. Why did you depict them over some units?

MR. GLYNN: That's what's existing, there's still residents in some of the units.

MR. ARGENIO: My point is I'll answer my own question, the proposed drawing shows the overhead wires over some units, you're going to put the services underground, take that off the drawing.

MR. GLYNN: Okay, we've already had Central Hudson down to do a site visit.

MR. ARGENIO: Dan's familiar with the site and I'm not, that's good.

MR. SCHEIBLE: One story block building, is that the old body shop?

MR. GLYNN: That's already been redone. Have you been

by it? You won't recognize it.

MR. SCHEIBLE: Good.

MR. ARGENIO: From Mark's comments, I recommend the applicant consider it some time in the future that the lots be combined or lot line change be proposed to place the front commercial site on its own lot. What are you going to do about that?

MR. GLYNN: We were going to combine the properties.

MR. EDSALL: My reason for giving you an option and I don't think it needs to be part of this application but you should think about it is that you may not want to have the commercial building on the same lot as the mobile home park because you've already got two lots, you could just do a lot line change reorient it and separate those two uses, that way you could technically own them under two corporations.

MR. ARGENIO: Does he have to do that?

MR. EDSALL: He doesn't have to because when we see things we try to clean it up, I'm suggesting that you consider it, that would be just another application at some time in the future.

MR. GLYNN: That's a good consideration.

MR. ARGENIO: Where do they put their garbage?

MR. GLYNN: Right now New Windsor picks it up, they bring it out to the curb.

MR. ARGENIO: Trash cans, does that work?

MR. BABCOCK: Yes.

MR. EDSALL: Take that comment off. There's a comment

from the fire inspector's office that has to be paved so I think that apparently is something they're looking for.

MR. ARGENIO: That's a tough pill to swallow, I'm going to tell you something, he's here cleaning up a mess and that's a tough pill to swallow and I'm in the blacktop business.

MR. EDSALL: The other comment they're looking for is a turnaround and I just don't think, I think they thought, might of thought that they were parking spaces, I don't know how they misread it but it's, the turnaround is the best they can do.

MR. ARGENIO: I don't have a problem with that unless somebody's has a problem with that. Do you have any problem with that?

MR. SCHEIBLE: This has been an eyesore for years and years and years.

MR. ARGENIO: You're familiar with it, sure seems to me it's a step up.

MR. EDSALL: Mr. Chairman, one other item that, Mr. Chairman, there was a question on the utilities, the utilities Mr. Glynn has been working with Mr. Agido to try to bring this into compliance with the current downtown law and providing sewer and that's in progress, he has been bringing that line in with John's acceptance, I asked him what he needed from the health department because the mobile homes fall within their jurisdiction, Art brought in a copy of the letter and apparently what we're looking for is him to fill out a notice of intent to construct, enlarge or convert a facility. Well, he's doing none of the three, it's existing, he's maybe making it smaller and he's not converting it to anything but he's probably going to fill out a form so it appears to me that there's no,

other than updating as it may be, I don't see that they're asking for anything different.

MR. SCHEIBLE: On the new map there are these new units, what about--

MR. GLYNN: I don't think they've been moved.

MR. SCHEIBLE: I think George Washington slept in some of those because they would still be an eyesore if you took these same units you had and moved them over to there.

MR. GLYNN: No, if we hooked them up to move them they'd just fall apart.

MR. ARGENIO: Anybody else? I'll accept a motion that we assume lead agency under the SEQRA process.

MR. SCHLESINGER: I'll make that motion.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under the SEQRA process.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: About the public hearing, I certainly know how I feel about this, chew on it a little bit, we'll get back to it. Anybody sees fit, I'll accept a motion we declare negative dec under the SEQRA process.

MR. SCHLESINGER: So moved.

MR. GALLAGHER: Second it.

MR. ARBENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative dec under the SEQRA process for Creek View Mobile Home.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: What about the public hearing? I'll go to this side this time, Mr. Scheible and Mr. Brown, how do you guys feel about it?

MR. SCHEIBLE: I'm looking at the neighbors.

MR. ARGENIO: It's Montfort on one side, it's the sewage pump station across the street, is that right, and what's on the other side, the railroad tracks, I guess.

MR. SCHEIBLE: S.C. Davis Boiler Works.

MR. BABCOCK: I think the neighbors love this guy, if you see the building that he's got now just to the building that used to be there, what he's doing is totally amazing really.

MR. SCHEIBLE: I see no reason.

MR. BROWN: I see no reason.

MR. GALLAGHER: It's all an improvement.

MR. ARGENIO: I'll accept a motion we waive it.

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded to waive the public hearing.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Sir, you have a couple things to do, I don't think there's any heavy lifting that we've thrown at you here, I don't see this going over the top tonight. It's a good set of plans, it's not a crummy set of plans, he did a nice job. There's some very minor clean-up things that you need to do here, if you can do them, I think you could tell the tone of the planning board looking very favorably on the project. Neil has a question.

MR. SCHLESINGER: You know, clean-up is great and I'm not familiar with the site but everybody seems to think that you're going, you know, from a single to a home run which is great, can't you do anything more about the parking?

MR. ARGENIO: He's concerned specifically about unit number 6 and 8, where do those folks park?

MR. SCHLESINGER: You have 1, 2, 3, 4 parking spots allocated here, although this is not allocated for parking, you know, people are going to park there

anyway, I don't know what this is here, why don't you just, you know, these people have parking in their driveways.

MR. EDSALL: Neil, the two spaces for number 6, the two spaces toward Walsh Road are for 6 so 8 and 7 share those four.

MR. SCHLESINGER: So you're missing 7 and 8.

MR. EDSALL: Seven and eight share the four spaces.

MR. SCHLESINGER: So there's no guest parking?

MR. EDSALL: No.

MR. ARGENIO: Two spots per unit.

MR. EDSALL: They're getting two spots per unit which is probably more than they've got now.

MR. BABCOCK: There's none.

MR. SCHLESINGER: Where the four spots are, you have the plan in front of you?

MR. EDSALL: Yes.

MR. SCHLESINGER: Going from Walsh Road away from Walsh Road you have 1, 2, 3, 4, why can't we make 5 or 6?

MR. EDSALL: Once that pole's gone, you can add a couple more there.

MR. GLYNN: No problem.

MR. SCHLESINGER: It's an easy thing to do, you don't want people fighting.

MR. ARGENIO: Dan, anything else? Sir, do the clean-up

December 12, 2007

40

issues, we made a lot of headway, waived the public hearing.

MR. GLYNN: Fantastic, thank you.

MR. ARGENIO: Show the sewer, get the overhead wire taken off there, get it to Mark, he can do a quick review at the workshop. Thank you very much. That issue with the paving you've got to work that out with the fire inspector if he's requiring blacktop you better go see him or put the blacktop in. As I said, I'm in the blacktop business.

MR. GLYNN: That would help if we can put that off a year.

MR. ARGENIO: Have a good night.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/30/2008

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722
APPLICANT: DA REALTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	01/22/2008	MUNICIPAL HIGHWAY . SIGNAGE REQUIRED: 9" STREET SIGN, STOP SIGN AND STOP BAR. . ALSO WATCH CHILDREN SIGN	01/28/2008	APPROVED
REV1	01/22/2008	MUNICIPAL WATER	/ /	
REV1	01/22/2008	MUNICIPAL SEWER	/ /	
REV1	01/22/2008	MUNICIPAL FIRE	01/30/2008	APPROVED
REV1	01/22/2008	NYS DOT	/ /	
ORIG	11/29/2007	MUNICIPAL HIGHWAY	12/11/2007	APPROVED
ORIG	11/29/2007	MUNICIPAL WATER	01/22/2008	SUPERSEDED BY REV1
ORIG	11/29/2007	MUNICIPAL SEWER	01/22/2008	SUPERSEDED BY REV1
ORIG	11/29/2007	MUNICIPAL FIRE . FIRE SERVICE FEATURES - FIRE APARATUS ACCESS ROADS - ACCESS . ROAD TO BE PAVED; DEAD END ROADS TO PROVIDE A TURN AROUND	12/04/2007	DISAPPROVED
ORIG	11/29/2007	NYS DOT	01/22/2008	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/30/2008

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 7-32

NAME: CREEK VIEW MOBILE HOME PARK PA2005-722

APPLICANT: DA REALTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/12/2007	P.B. APPEARANCE	LA:ND WVE PH RETURN
01/17/2007	WORK SHOP	SUBMIT



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #07-32 DATE RECEIVED: 01-22-08 TAX MAP #9-1-62 & 63

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 01-28-08 TO BE ON AGENDA FOR THE 01-30-08 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

CREEK VIEW MOBILE HOME

Applicant or Project Name

RECEIVED

JAN 22 2008

N.W. HIGHWAY DEPT.

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Signage required: 9" street sign, stop sign and stop bar, and
Watch Children sign.

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

1/28/08
date

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Francis Bedetti, Asst. Fire Inspector 

**SUBJECT: PB-07-32
Creek View Mobile Home
SBL: 9-1-62 & 63**

DATE: January 30, 2008

Fire prevention Reference Number: FPS-08-006

**A review of the above referenced modified plan by Mark Edsall have
been conducted and are acceptable.**

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
FOR A SITE PLAN APPLICATION**

*Creek View Mobile Home Park
PB # 07-32*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by DA Realty (the "applicant") for a project described as the "Creek View Mobile Home Park";

WHEREAS, the subject site consists of 1.33 acres of land and comprised of two tax map parcels in the Town of New Windsor identified on the tax map as section 9, block 1, and lots 62 & 63 (SBL 9-1-62 & 63); and

WHEREAS, the action involves a request for a site plan approval for a renovation of an existing mobile home park; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, on December 12, 2007 the Planning Board waived the public hearing; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of 2 sheets, prepared by Brady Engineering dated September 4, 2007, with no revisions; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of site plan.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member _____,
seconded by Member _____, the foregoing
resolution was adopted as follows:

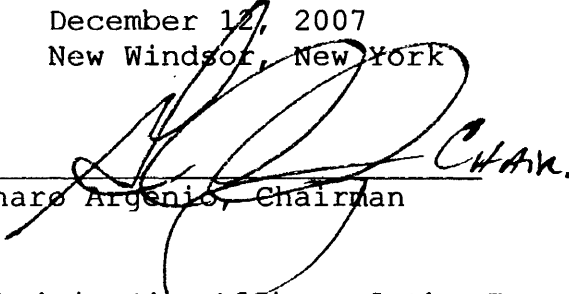
Member, Daniel Gallagher	Aye	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	Absent
Chairman, Genaro Argenio	Aye	Nay	Abstain	Absent

- - -

Alternate, Henry Schieble


Aye Nay Abstain Absent

Dated: December 12, 2007
 New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 27th
day of December, 2007.



Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD
COUNTY OF ORANGE**

NEGATIVE DECLARATION

*Creek View Mobile Home Park
Site Plan Approval
PB # 7-32
(S-B-L: 9-1-62 & 9-1-63)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Creek View Mobile Home Park
Action Type: Unlisted Action; Uncoordinated Review
Location: Town of New Windsor, County of Orange
Location: Walsh Avenue
Zoning District: P-1
Tax Map Parcel: 9-1-62 & 9-1-63

Summary of Action:

The action involves a request for site plan approval for renovations to a mobile home park.

Reasons Supporting the Negative Declaration:

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting the site plan, which will significantly improve conditions at this previously improved site, which is currently being used as a mobile home park. No new units would be permitted by virtue of this application.

The proposed site use is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Visual impacts, traffic, solid waste generation, energy consumption, and public service demands would not be significant in connection with the proposed renovations to the mobile home park. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: December 12, 2007
Agency Address: Town of New Windsor Planning Board
Town Hall – 555 Union Avenue
New Windsor, New York 12553
Tel. (845) 563-4615
Contact Person: Genaro Argenio, Planning Board Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

RECEIVED

NOV 30 2007

N.W. HIGHWAY DEPT.

TO: HIGHWAY DEPARTMENT

P.B. FILE #0732 DATE RECEIVED: 11-28-07 TAX MAP #9-1-62&63

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 12-12-07 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

CREEK VIEW MOBILE HOME PARK (FORMERLY THOMPSON)

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:



APPROVED:

Notes: _____



DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

date

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Francis Bedetti, Asst. Fire Inspector

SUBJECT: PB-07-32
Creek View Mobile Home Park
SBL: 9-1-62 & 63

DATE: December 3, 2007

Fire Prevention Reference Number: FPS-07-026

A review of the above referenced plan has been conducted and is disapproved for the following reasons:

Fire Service Features – Fire Apparatus access roads

- 1) Access road to be paved.
Fire Code 503.2.3
- 2) Dead end roads to provide a turn around.
Fire Code 503.2.5



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ Main Office

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ Regional Office

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhapa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

2005-722

PLANNING BOARD WORK SESSION

RECORD OF APPEARANCE

TOWN/VILLAGE OF: NEW WINDSOR

P/B APP. NO.: 100-3

07-32

WORK SESSION DATE: 17 JAN 07

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: _____

RESUB. REQ'D: _____

PROJECT NAME: DA Realty 5/1 Am

REPRESENTATIVES PRESENT: Ans Glyn

MUNICIPAL REPS PRESENT:

BLDG INSP. _____

FIRE INSP. _____

P/B CHMN _____

PB ATTY. _____

PLANNER _____

OTHER _____

MHE REP (MJE) (Other) _____

BARNEY

ITEMS DISCUSSED: Trailer Park 9-1-62 + 63

STND CHECKLIST:

PROJECT
TYPE

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: _____

Ready For Meeting _____

Recommended Mtg Date _____

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

need to
disc
w/MB

next avail
after app/plan

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

Dec. Agenda

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 62 + 63

BUILDING DEPARTMENT PERMIT NUMBER:

PA 2005 - 722
MUST FILL IN THIS NUMBER

1. Name of Project Creek View mobile Home Park
2. Owner of Record DA REALTY Phone (845) 562-5483
Address: 29 Prospect St. Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant DA REALTY Phone _____
Address: SAME
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick Brady PG Phone 845-496 0404
Address: PO Box 308 Blooming Grove NY 10914
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney NA Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
ART GLYNN (845) 562-5483 (854) 561-4910
(Name) (Phone) (fax)
7. Project Location: On the N side of WALSH Ave
(Direction) (Street)
8. Project Data: Acreage 1.33 Zone P1 School Dist. 1239

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

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07-22

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) 12 UNIT
MOBILE HOME PARK

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION

SWORN BEFORE ME THIS:

30th DAY OF October 2007


(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed



PETRA C. BORTNOWSKY
Notary Public, State of New York

Qualified by Public Notary
Registration No. 01B06050124
Commission Expires October 30, 2010

TOWN USE ONLY:

DATE APPLICATION RECEIVED

07-32
07-32

APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

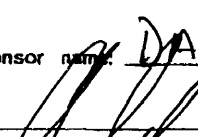
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR DA REALTY	2. PROJECT NAME CREEKVIEW MOBILE HOME PARK
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 229 WALSH AVE NEW WINDSOR NY	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: AMENDED SITE PLAN FOR EXISTING 12 UNIT MOBILE HOME PARK	
7. AMOUNT OF LAND AFFECTED: Initially 1.3 acres Ultimately 1.3 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly PRE EXISTING CONDITION	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval NEW WINDSOR T BOARD OF HEALTH	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: DA REALTY, ANTHON GLYNN	Date: 10/30/07
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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OVER

1

07-32

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If yes, explain briefly:

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
Date	

RECEIVED NOV 27 2007

07-32

EC0188
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Not in Flood Zone

A handwritten signature in dark ink, consisting of a large, stylized 'P' followed by a series of loops and a long horizontal stroke extending to the right.

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07-32

AGENCY OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

DA REALTY (ART GLYNN) (OWNER) deposes and says that he resides

at 229 WALSH AVE, NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 62)
designation number (Sec. 9 Block 1 Lot 63) which is the premises described in
the foregoing application and that he designates:

PAT BRADY PO Box 308, Blooming Grove NY
(Agent Name & Address)

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

**

[Signature]
Owner's Signature (MUST BE NOTARIZED)

30th DAY OF October 2007

[Signature]
NOTARY PUBLIC

Agent's Signature (If Applicable)
JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/12

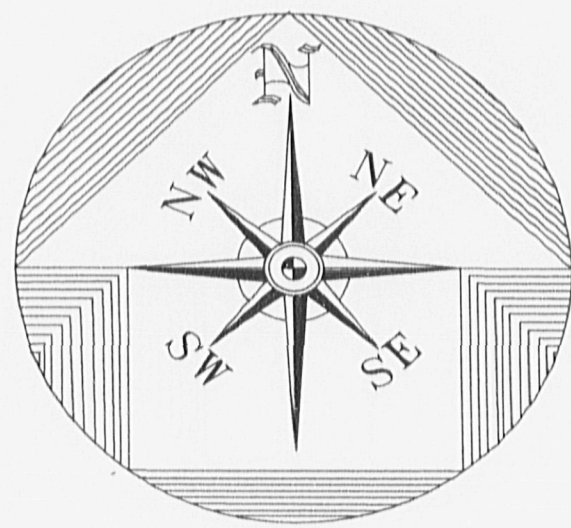
Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

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07-32



N/F
OMEGA SELECT
PROPERTIES INC.
9-1-61

N/F
H.C. DAVIS
BOILERWORKS INC.
9-1-58

N/F
KUSMIERZ
9-1-65

N/F
MONTEFORT
9-1-64



VICINITY MAP
SCALE 1"=400'

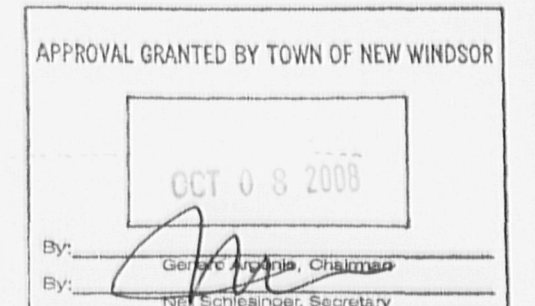
NOTES:

1. THIS IS A SITE PLAN FOR SECTION 9, BLOCK 1, LOTS 62 & 63 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
2. AREA OF TRACT: LOT 62 = 27,926 SQ. FT. = 0.64 ACRES
LOT 63 = 29,938 SQ. FT. = 0.69 ACRES
TOTAL AREA = 1.33 ACRES
3. ZONING DISTRICT: P1
4. PROPOSED USE: SPECIAL PERMIT- BUSINESS AND PROFESSIONAL OFFICES
5. RECORD OWNER: DA REALTY
29 PROSPECT STREET
NEWBURGH, NEW YORK 12550
6. APPLICANT: DA REALTY
29 PROSPECT STREET
NEWBURGH, NEW YORK 12550
7. TOPOGRAPHY: DATUM - APPROX. U.S.G.S.
CONTOUR INTERVAL - 2 FT.
8. WATER SUPPLY: MUNICIPAL WATER (EXISTING)
9. SANITARY SEWAGE DISPOSAL: MUNICIPAL SEWER (EXISTING)
10. ALL UTILITIES TO BE REINSTALLED AS NECESSARY, IN A MANNER ACCEPTABLE TO THE TOWN OF NEW WINDSOR.
11. BOUNDARY SURVEY PREPARED BY W.E. JAMES ASSOCIATES, ENGINEERING, SURVEYING & PLANNING FOR DA REALTY LLC, DATED OCTOBER 10, 2004.
12. APPROXIMATE LOCATION OF RECENTLY REMOVED MOBILE HOME.
13. ALL OVERHEAD WIRES TO BE REMOVED, ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND AND COORDINATED WITH CENTRAL HUDSON, VERIZON AND TIME WARNER.
14. GARBAGE DISPOSAL SHALL BE COLLECTED BY INDIVIDUAL WASTE CANS.
15. 911 DIRECTORY SIGN SHALL BE PROVIDED AS DIRECTED BY FIRE INSPECTOR, IN ACCORDANCE WITH FIRE CODES.
16. Utility locations shown herein are based on information provided by project owner. Prior to any work, the owner's contractor shall perform appropriate test pits to locate existing facilities, and coordinate such exploration and new connections with the Town Sewer and Water Departments, and other utility companies.

REVISIONS

REV. 1/19/08 - AS PER TOWN
ENG'S COMTS.

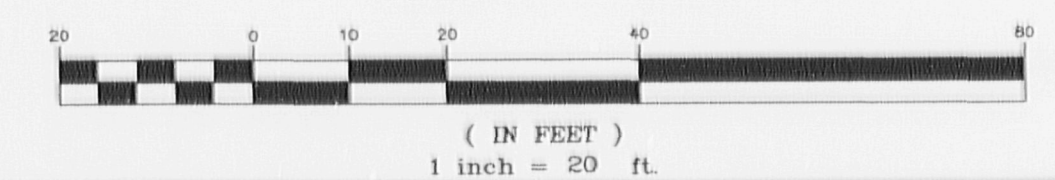
APPROVAL BOX



PLAN OF EXISTING CONDITIONS FOR CREEK VIEW MOBILE HOMES

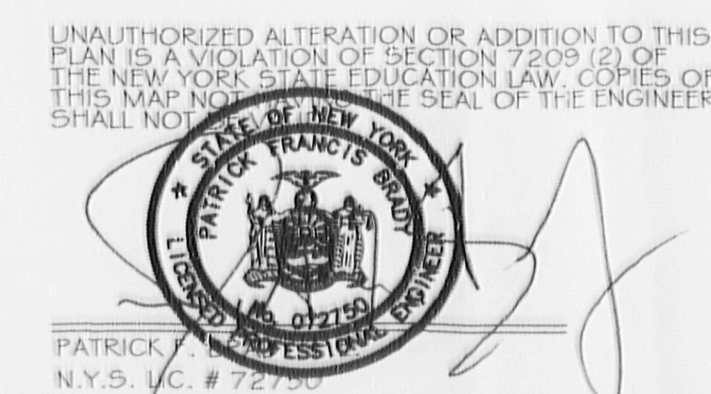
LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

GRAPHIC SCALE

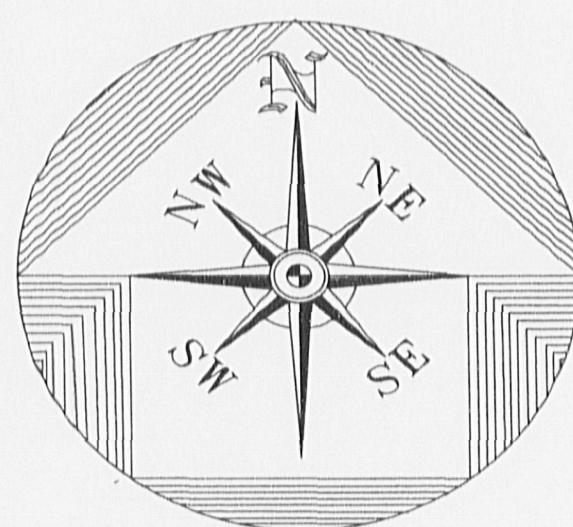


**BRADY
ENGINEERING**

CONSULTING ENGINEER
POST OFFICE BOX 308, BLOOMING GROVE, N.Y. 10914
TEL/FAX (845) 496-0404



REVISED	275-03
DATE	SEPT. 4, 2007
SCALE	1" = 20'
SHEET NO.	1 OF 2



N/F
OMEGA SELECT
PROPERTIES INC.
9-1-61

N/F
H.C. DAVIS
BOILERWORKS INC.
9-1-58

N/F
KUSMIERZ
9-1-65

N/F
MONTEFORT
9-1-64

NOTE: PROPOSED ROADWAY SHALL BE PAVED
WITHIN TWELVE (12) MONTHS OF THE
ISSUANCE OF THE C.O. FOR THE LAST
MOBILE HOME.

PAVEMENT SHALL CONSIST OF A SIX (6)
INCH LEVELING COURSE OF ITEM 4 AND
THREE (3) INCH COURSE OF DENSE
BINDER TYPE 3.

MOBILE HOME BULK REQUIREMENTS	EXISTING	PROVIDED
MIN. LOT AREA	4,828 SQ. FT. / M.H.	5,793 SQ. FT. / M.H.
MIN. LOT WIDTH	166	166
MIN. FRONT YARD	67	107
MIN. SIDE YARD	0 *	10
MIN. TOTAL SIDE YARDS	0 *	20
MIN. REAR YARD	15 *	15
UNIT SEPARATION	10 *	25
NUMBER OF UNITS	12 *	10
OFF STREET PARKING	20 UNDEFINED	20

* - PRE-EXISTING NONCONFORMING CONDITION
** - PRE-EXISTING 12 UNITS - 2 UNITS RECENTLY REMOVED

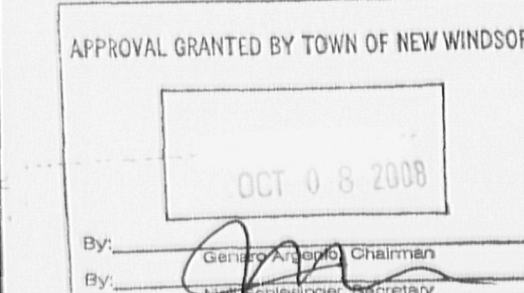
UNAUTHORIZED ALTERATION OR ADDITION TO THIS
PLAN IS A VIOLATION OF SECTION 7209 (2) OF
THE NEW YORK STATE EDUCATION LAW. COPIES OF
THIS MAP SHALL BE THE SEAL OF THE ENGINEER



REVISIONS

REV. 1/19/08 - AS PER TOWN
ENGS COMTS.
REV. 2/13/08 - AS PER TOWN
ENGS COMTS.

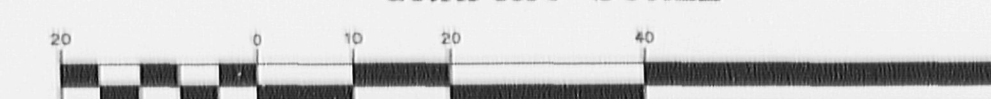
APPROVAL BOX



SITE PLAN FOR CREEK VIEW MOBILE HOMES

LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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ENGINEERING**

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FILE NO. 275-03
DATE SEPT. 4, 2007
SCALE 1" = 20'
SHEET NO. 2 OF 2

